

Wiltshire Council Planning Consultation Response

26th Sep 2023

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Officer's Name: David Cox
Direct Line: 01225 716774

Application No: PL/2023/07503
Removal/variation of conditions
Variation of conditions 5, 6 and 7 of 15/11604/OUT - To become compliance conditions relating to the installed surface water drainage scheme and its associated maintenance regime.
Westbury and District Hospital, The Butts, Westbury, Wiltshire, BA13 3EL

Please note the particulars in connection with the above planning application are available to view on the planning website <http://www.wiltshire.gov.uk/planninganddevelopment.htm>

Matters Considered:

Documents Reviewed:

- Letter to confirm discharge of conditions 5, 6 and 7 (Drainage)
- Drainage Strategy Technical Notes
- Preliminary Drainage Layout
- Site Location Plan
- Planning Statement

According to the planning statement supplied:

The surface water drainage system that has been installed on site is different from the scheme that was approved under the condition discharge approval dated 12th April 2018. This followed further testing and design development.

The applicant's engineers have prepared a revised Drainage Technical Note and Plan that is aligned with the scheme that has been implemented on site

The 2016 Jubb's 'Flood Risk Assessment and Drainage Strategy' (V7) submitted to support the outline application proposed the use of a fully infiltrating SuDS scheme, comprising on-plot soakaways, permeable pavements and infiltration basins.

a detailed review of the approved strategy concluded that infiltration is not a practicable solution for development flows at this site

The proposed surface water strategy will retain existing connectivity to the adopted foul sewer at The Butts but will incorporate a series of private geocellular attenuation tanks, together with an above-ground rain garden, to offer the necessary flow attenuation, providing 80% reduction in peak flows entering the off-site foul drainage network at The Butts, as agreed with Wessex Water (100 year +40% climate change peak discharge of 10 l/s)

Through agreement with Wessex Water [confirmed by e-mail on 23 Oct 2018], the proposed drainage strategy will provide 80% betterment (reduction) over existing conditions (equating to 10 l/s peak flow)

Notwithstanding the above strategy, should issues arise, preventing connectivity to the foul network at 10 l/s, there is an alternative drainage scheme which could be issued to planning as a variation. The alternative solution would be to

requisition flows to the nearest adopted storm sewer at Warminster Road, with an allowable discharge of 12 l/s. Whilst this option would reduce the volume of on-site attenuation it will require significant offsite works.

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Having reviewed the information provided, the LLFA are able to accept the variation to the wording for Conditions 5, 6 and 7 as follows.

5. The development shall be implemented in accordance with the scheme for the collection and disposal of storm water flows as described in the AWP Technical Note and Drainage Plan (Ref: 0654-PDL-101-H) received by the Local Planning Authority on 26 September 2023.

REASON: To ensure that the development can be adequately protected from flooding from offsite flows currently passing into the site

6. The development shall be implemented in accordance with the scheme of surface water within the site as described in the AWP Technical Note and Drainage Plan (Ref: 0654-PDL-101-H) received by the Local Planning Authority on INSERT 26 September 2023..

REASON: To ensure that the development can be adequately drained within the national and council's policies without the need for offsite discharges

7. The development shall be implemented in accordance with the scheme for the maintenance and full responsibilities of the drainage systems as required by conditions 5 and 6, including details of a management company, in accordance with the Drainage Technical Note received by the Local Planning Authority on 26 September 2023..

REASON: To ensure that the proposed drainage systems are properly maintained to allow the systems to continue to provide the required protection against flooding for the lifetime of the development and to comply with new land/property searches.

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James Playfair (Atkins), working on behalf of Wiltshire Council Drainage.